

City of Memphis Neighborhood Stabilization Program Homebuyer Eligibility

The City of Memphis has acquired the properties listed below through its Neighborhood Stabilization Program (NSP). These NSP properties have been rehabilitated and brought up to code standards. The acquired properties offered for resale may be located in any of the following zip codes: 38106, 38109, 38111, 38114, 38115, 38116, 38118, 38127, 38128 and 38141. The properties must be purchased by individuals or families that have incomes of 120% or below the area median income for Shelby County. All properties purchased must be owner-occupied. **Investors may not purchase any City of Memphis NSP Properties.**

The purchase of these properties will be on a first-come first-serve basis and is dependent upon the applicant's ability to meet income eligibility and other program requirements. Program requirements include income eligibility, housing counseling, and a processed mortgage loan application from a reputable mortgage lender.

NSP Property Resale Process

All applicants must meet all eligibility requirements of the city's NSP Program in order to purchase a home. Applicants must contact the Housing Finance Department (HFD) at 901.576.7474 between the hours of 8:00 am to 4:30 pm. Applicants must provide required documentation to the Housing Finance Analyst (HFA) to determine if the applicant is eligible to participate in the city's NSP Program. Applicants should regularly check the City of Memphis NSP website to identify available properties to purchase.

All homebuyers must obtain a Licensed Real Estate Agent to assist through the home buying process. Contracts will be accepted from interested buyers with a bank/mortgage company pre-approval letter.

COLONY PARK SUBDIVISION



2820 Watson Road
Memphis, TN 38118

3 Bedrooms
2 Full Bathrooms
Carport
1,356 Square Feet

Sale Price: \$90,000

ROSS MANOR ESTATES SEC B



3855 Caravel Drive

Memphis, TN 38115

3 Bedrooms

2 Bathrooms

Garage

Square Footage: 1429

Sales Price: \$93,266

COLONY PARK BLK B



4075 Kenosha Rd.

Memphis, TN 38118

3 Bedrooms

1.5 Bathrooms

Carport

Square Footage: 1404

Sales Price: \$76,161

CANADA GARDENS



3628 Boeingshire Drive

Memphis, TN 38116

3 Bedrooms

2 Bathrooms

Garage

Square Footage: 2,057

Sales Price: \$100,727

RIDGEWAY ESTATES



4542 Trout Valley

Memphis, TN 38141

4 bedrooms

2 bathrooms

2,263 square feet

~~Sales Price: \$90,350~~

SALES PRICE REDUCTION \$72,250

WESTWOOD MANOR SUBDIVISION



2262 Corning Ave.

Memphis, TN 38127

3 Bedrooms

1.5 Bathrooms

1 Carport

Square Footage: 1061

~~Sales Price: \$61,532~~

SALES PRICE REDUCTION \$55,400

SCHOOLFIELD MANOR SUBDIVISION



3883 Trezevant

Memphis, TN 38127

3 bedrooms

1.5 bathrooms

Carport

Square Footage: 1238

~~Sales Price: \$67,704~~

SALES PRICE REDUCTION \$61,000

EASTMOOR



3492 Heckle

Memphis, TN 38111

3 Bedrooms

1.5 Bathrooms

Square Footage: 1111

~~Sales Price: \$76,448~~

SALES PRICE REDUCTION \$61,150

WHITEHAVEN PARK 6TH ADDN



4043 Hodge Rd

Memphis, TN 38109

3 Bedrooms

2 Bathrooms

Carport

Square Footage: 1494

~~Sales Price: \$75,183~~

SALES PRICE REDUCTION \$60,100

SUMMERSET PARK SEC B



4771 Summerview Cove

Memphis, TN 38118

3 Bedrooms

2 Bathrooms

Carport

Square Footage: 1325

~~Sales Price: \$82,214~~

SALES PRICE REDUCTION \$65,750

WHITEHAVEN PARK SUBDIVISION



282 Bonita Drive
Memphis, TN 38109

3 Bedrooms
1.5 Bathrooms
Square Footage: 1316

~~Sales Price: \$80,213~~

SALES PRICE REDUCTION \$64,200

NORTH POPLAR PARK



3206 N. Waynoka Circle
Memphis, TN 38111

4 Bedrooms
2 Bathrooms
Square Footage: 2261

~~Sales Price: \$130,726~~

SALES PRICE REDUCTION \$104,580

RALEIGH FARMS 1ST ADDITION SUBDIVISION



3883 Wordsworth

Memphis, TN 38128

3 Bedrooms

1.5 Bathrooms

Swimming Pool

Square Footage: 1610

~~Sales Price: \$87,986~~

SALES PRICE REDUCTION \$70,389

MENDENHALL ESTATES SUBDIVISION



****CONTRACT PENDING****

3036 Darrow

Memphis, TN 38141

3 Bedrooms

1.5 Bathrooms

Square Footage: 1647

~~Sales Price: \$78,762~~

SALES PRICE REDUCTION \$70,900

BROOKWOOD VILLAS
PHASE B FINAL SUBDIVISION



****CONTRACT PENDING****

3310 Dungreen

Memphis, TN 38118

3 Bedrooms

1.5 Bathrooms

Square Footage: 1024

~~Sales Price: \$63,090~~

SALES PRICE REDUCTION \$50,472

RICHMOND COLONY 1ST ADDITION



1248 Mary Jane

Memphis, TN 38116

RALEIGH-MANOR 3RD ADDITION



3232 Magevney
Memphis, TN 38128

GRACELAND SUBDIVISION



3665 Huckleberry
Memphis, TN 38116

RED ACRES SUBDIVISION



3742 Poplar Avenue
Memphis, TN 38111

FOXCHASE SECTION B



4278 Fox Race Cove
Memphis, TN 38141

ROSS CREEK PUD



4801 Ross Creek Dr.
Memphis, TN 38141

WINCHESTER HIGHLANDS SUBDIVISION



4877 Leven
Memphis, TN 38118

DIAMOND ESTATES CONDITION



5355 White Diamond
Memphis, TN 38109

BENNINGTON SUBDIVISION



6724 Burlingame
Memphis, TN 38141

NATE LENOW'S REEFWOOD VILLAGE



204 Ivan Rd.
Memphis, TN 38109

WESTWOOD HILLS



1009 Sundown Cove
Memphis, TN 38109

GARDENVIEW



2011 Finley
Memphis, TN 38116

EASTHAVEN SUBDIVISION



3033 Meadowfair
Memphis, TN 38118

SCENIC HILLS ADDITION



3137 Dumbearth

Memphis, TN 38128

RALEIGH TERRACE SUBDIVISION



3317 Crain
Memphis, TN 38127

FOXCROFT SUBDIVISION



3444 Reynard Rd.
Memphis, TN 38128

RALEIGH HILLS REAL ESTATE



3696 Naylor Drive
Memphis, TN 38128

OAK CREST SUBDIVISION



3795 Vanderwood Drive
Memphis, TN 38128

RIDGEWAY ESTATE SUBDIVISION



4274 Sunnyslope Drive
Memphis, TN 38141

RIDGEWAY ESTATES WEST SECT 1 FIRST



4338 Clarke
Memphis, TN 38141

PARK ACRES ADDITION



4368 Fredericks

Memphis, TN 38111

VILLAGE PARK



4423 Village Park Cove
Memphis, TN 38141

RIDGEWAY ESTATES SUBDIVISION



4468 Ashridge
Memphis, TN 38141

WESTWOOD HILLS SUBDIVISION



4602 Sunvalley

Memphis, TN 38109

RALEIGH BARTLETT MEADOWS BLK C



4616 Priscilla Avenue
Memphis, TN 38128

CROMWELL PARK 3RD ADDN. PRT 1 SUBDIVISION



5008 Flanders

Memphis, TN 38118

RIDGEWAY ESTATES WEST



5729 Ballenmoor Drive
Memphis, TN 38141

RIDGEWAY ESTATES



5935 Raintree

Memphis, TN 38115

MEADOWS OF DAN



6619 Crystal Hill
Memphis, TN 38141

MEADOR O W SUBDIVISION



38 N. Humes

Memphis, TN 38111

FRENCH FORT 3RD ADDN



1067 Bourbon Place
Memphis, TN 38106

GEORGIAN HILLS SUBDIVISION



1750 Macaulay
Memphis, TN 38127

SCENIC HILLS B&K P



3153 New Allen
Memphis, TN 38128

NORTH POPLAR PARK



3206 N. Waynoka Circle
Memphis, TN 38111

BROOKHOD VILLES
PHASE FINAL SUBDIVISION



3310 Dungreen
Memphis, TN 38118

3 Bedrooms
1.5 Bathrooms
Square Footage: 1024

~~Sales Price: \$62,000~~

SALES PRICE REDUCTION \$50,472

RIDGEWAY MANOR REV SALE



3325 Ridgeline Cove
Memphis, TN 38115

CANADA GARDENS



3218 Boeingshire
Memphis, TN 38116

CANADA CORDERS



3628 Boeingshire Drive

Memphis, TN 38116

LAKE FOREST LAKE B



3736 Windewood Circle North

Memphis, TN 38128

RALEIGH FARMS SUBDIVISION



4086 Farview
Memphis, TN 38128

KNIGHT VILLAGE BLOCK A



4136 Cedarwood
Memphis, TN 38118